

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 4/1/2014	(3) CONTACT/PHONE Brian Pedrotti, Planner / 805-788-2788	
(4) SUBJECT Presentation on the Complete Communities Survey (Clerk's File) that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. Districts 1 and 4.			
(5) RECOMMENDED ACTION It is recommended that the Board receive and file the presentation regarding the Complete Communities Survey.			
(6) FUNDING SOURCE(S) Strategic Growth Council Grant	(7) CURRENT YEAR FINANCIAL IMPACT \$84,800 \$21,000 staffing jn-kind match	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input checked="" type="checkbox"/> Board Business (Time Est. 35 minutes)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1 - District 4 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Planner / 805-788-2788

DATE: 4/1/2014

SUBJECT: Presentation on the Complete Communities Survey (Clerk's File) that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. Districts 1 and 4.

RECOMMENDATION

It is recommended that the Board receive and file the presentation regarding the Complete Communities Survey.

DISCUSSION

Background

The County received a grant from the California Strategic Growth Council to conduct several studies related to strategic growth and infrastructure. One of these grant projects is a Complete Communities Survey. This survey is a study that identifies infrastructure needs and strategies to fund and implement needed improvements to infrastructure and public facilities in four unincorporated communities: Nipomo, San Miguel, Oceano, and Templeton. This can help achieve community-focused development that promotes livability and walkability.

The Department hired the firm, Placeworks (formerly The Planning Center/DCE), to prepare the Complete Communities Survey. The Placeworks' proposal included two sub-consultants, Rick Engineering and EPS, a municipal finance consultant. Placeworks has significant experience preparing similar studies for other jurisdictions across the country, and their proposal demonstrated a strong understanding of the infrastructure issues facing the four communities that were the focus of the study.

The Complete Communities Survey provides information that will help carry out the County's adopted "Strategic Growth" principles, policies, and implementing strategies that were adopted by the Board of Supervisors in 2009 as part of the County General Plan. For example, the Survey provides information on infrastructure needs consistent with Strategic Growth policies that 1) give high priority to funding needed infrastructure improvements in a timely manner within strategically planned communities and 2) call for the cost of additional services and facilities to be fairly shared by those who most immediately benefit and the entire community. In these ways, the Survey supports the intent of Strategic Growth that directs new development towards communities that have adequate resources and amenities to support that new growth.

Objective of the Study

The overall purpose of the Complete Communities Survey is to provide direction toward achieving a complete network of infrastructure and public facilities and amenities in the communities of Nipomo, San Miguel, Oceano, and Templeton. The primary objectives of the Complete Community Survey are to:

- Identify the types of infrastructure and public facilities that will create complete, strategically planned communities;

- Identify existing infrastructure and public facilities and future needs in 2020 and 2035 (or at development capacity if earlier) within the four communities in order to implement County Strategic Growth policies for sustainable, walkable urban areas;
- Estimate the costs of these facilities and prepare a funding and financing action plan that extends capital planning to 2020 and 2035, identifying where facility improvements and land use strategies will return the most value by maximizing revenue and implementing the Strategic Growth principles and policies; and
- Prepare Community Profiles for each community that a) describe and illustrate results of the research survey and funding plan for each community, b) discuss the public benefits of reshaping and retrofitting these urban areas with more complete facilities, in terms of maintaining and enhancing community character and quality of life, creating a sense of place, creating attractive transportation options, and improving public health.

Public Outreach

County Planning staff, in collaboration with Placeworks, used several outreach methods to get feedback on the infrastructure needs of each community and how these needs should be prioritized. These methods are described below:

- **Stakeholder Discussions.** Before conducting any analysis, Placeworks and Rick Engineering met with and interviewed numerous public agencies and service districts, including Cal Fire, County Public Works, County Sheriff, County Administration, County General Services, and the Community Services Districts (CSDs) for each of the four communities. The purpose of these meetings was to obtain information on the inventory of existing infrastructure and facilities and to identify agency and CSD- forecasted needs in the years 2020 and 2035.
- **Surveys.** In addition to the stakeholder discussions, County staff mailed a survey on public facility priorities to residents in the four communities in March, April, May, August, and September of 2012 through their water bills. Residents could also fill out the survey online. Placeworks compiled the results and incorporated them into the study.
- **Community Workshops.** Placeworks held two public workshops in early October 2012 to receive community input on infrastructure needs and priorities. One was held in the South County for the communities of Nipomo and Oceano, and one was held in the North County for the communities of San Miguel and Templeton. At the workshops, Placeworks provided an overall presentation of the study, including the results of the Facilities Inventory. Participants were then divided into small groups based on their community. Each small group was provided community maps and asked for input on infrastructure priorities. The public workshops were well-attended, with approximately 35 and 45 participants, respectively, for the South County and North County workshops. In particular, the community input was valuable in assessing how to prioritize infrastructure improvements.
- **Media.** As each portion of the Complete Communities Survey was finalized, it was posted on the County's website. In addition, the County provided e-mail notices and Facebook postings.

Complete Communities Survey – The Four Parts

The Complete Communities Survey includes four distinct but related documents as follows:

Complete Communities Research Summary

The Research Summary is the first report of the Complete Communities Survey. This document is an analysis of past research, case studies, and examples of community-focused growth and planning for complete communities. Complete community features were divided into utility infrastructure, transportation and public facilities. The detailed summary of findings describes the range of facilities that promote strategically planned, livable, and walkable communities, such as sidewalks, bicycle paths, libraries, and parks.

Facilities Inventory

The Facilities Inventory is the second report of the Complete Communities Survey and includes sections for each of the four communities of Nipomo, Oceano, Templeton and San Miguel with descriptions, maps, and tables that illustrate existing conditions and needed improvements for the next 10 and 25 years, as well as estimated costs of projected

facilities where they were identified.

Funding and Financing Plan

The third report in the series is the Funding and Financing Plan. This document summarizes the costs of the improvements by facility type and community. Existing and potential funding sources are identified and aligned by facility improvement type, including development impact fees, grants, and public facility fees. This document also includes recommended funding policies and actions to implement the improvements identified in the Facilities Inventory.

Executive Summary

An executive summary was prepared and is formatted as a two-page brochure for each community to provide a concise snapshot of each community's infrastructure situation, including:

- Key existing infrastructure and community facilities
- Needed infrastructure and facilities
- Funding and financing opportunities
- Phasing recommendations
- Strategies for implementation

Summary of Findings

Overall Key Findings

The key findings of the study show that the facility and infrastructure improvements identified for the four communities will be costly and require a broad range of funding sources and financing mechanisms to construct and maintain. These needed improvements will be integral to the County's effort to enhance or revitalize the communities of San Miguel, Nipomo, Templeton, and Oceano. The study showed that although new development will generate taxes and fees to fund some infrastructure improvements, existing deficiencies will require a broad range of existing and new funding sources to be identified. The study provides valuable information about infrastructure and facilities needs and priorities that will inform the County's 5-year Capital Improvements Plan and that can be used for planning and budgeting capital improvements by the community services districts.

Community Needs

The community of **San Miguel** has several existing facilities that are a good foundation for it to become a more complete community, including new streetscape improvements and a number of public facilities including a fire station, community hall, senior center, and community center. The most urgently needed facilities include stormwater improvements, with additional needs for water supply, water distribution, wastewater, parkland, and library space.

Templeton also includes several facilities that are a good foundation for it to become a more complete community, such as a number of health care facilities, fire stations, a Sheriff substation, and a community and women's center. The most urgently needed facilities include stormwater improvements, with additional needs for water supply, water distribution, wastewater, sidewalks, traffic improvements, and library space.

Existing facilities in the community of **Nipomo** include streetscape improvements on Tefft Street, multi-use trails and open space, and a wide variety of public services facilities. The most urgently needed facilities include stormwater and water supply improvements, with additional needs for water distribution; wastewater; small neighborhood parks; and expansions of the fire station, police station, and library.

The community of **Oceano** includes a number of public service facilities, public transit lines, and abundant natural open space nearby. The most urgently needed facilities include stormwater improvements, with additional needs for water supply, water distribution, wastewater, sidewalks, and parkland within the community.

Funding Sources

Several key funding sources are described that are common to the four communities. These include the County's Infrastructure and Facilities Five-Year Capital Improvement Plan, general Flood Control District reserve funds, development impact fees, road improvement fees, the Congestion Mitigation and Air Quality Improvement Program, public facility fees, parkland fees, and special assessment districts.

Phasing Recommendations and Strategies

Based on population projections for each community, the phasing recommendations are similar across each community, with a need to address existing deficiencies as soon as possible. Recommendations for each community are divided into immediate, short-term, and long-range phases. Strategies for implementation include a Community Action Plan, forming a Complete Communities Committee, environmental review, community outreach, and other design and zoning actions.

OTHER AGENCY INVOLVEMENT/IMPACT

County Public Works, other County departments, Cal Fire, and the community services districts for the four affected communities were consulted and/or involved in the preparation of this study.

FINANCIAL CONSIDERATIONS

The Complete Communities Survey was prepared for a cost of \$84,800. It was funded through a Sustainable Communities Planning Grant from the California Strategic Growth Council. The County provided a supporting match of in-kind staffing worth approximately \$21,000 in budget funds as part of Department operations.

RESULTS

The Complete Communities Survey provides important information for your Board, County staff, community services districts, and the public that can be used in capital improvement planning and budgeting for infrastructure and public facilities in San Miguel, Templeton, Oceano, and Nipomo.

ATTACHMENTS

1. Attachment 1 - Executive Summary with Needs, Costs and Opportunities
2. Attachment 2 - Phasing Recommendations
3. Attachment 3 - Complete Communities Survey (Clerk's File)